CITY REAL ESTATE FOR SALE. From Battery to 14th St., Inclusive.

Breadway investment Property, leased to one party for D years, at five per cont not on value, \$125,000; all cash squired. R., 190 Herald office.

Bleecker st., 56 feet front, for sale to close an estate; price \$05,000. EXECUTOR, 189 Horald office.

A GILT EDGE INVESTMENT.—SOLID FOUR story Store Property on Grand street, in vary best condition; S00,000 perfgage, \$10,000 cash: pays 16 per cent sin invasiment: rare chance. Owner, 142 East 58th st.

A PLOT IN CENTRE WHOLESALE OROCERY DIStrict, near Hudson st., 119,100; rare experientisy.

11. W. SHIPMAN, 137 Broadway.

A FIVE STORY SINGLE PLAT, ON FULL LOT; ill improvements; fine condition; Washington Park, HAHFT, 14 Clinten place (8th st), HAHFT, 14 Clinton place (8th st),

EAST 10TH ST., NEAR 2D AV.—DESIRABLE THREE
story House, 20x50x0410; choice location and suitable
for altering into flat house,
FOLSOM BROTHERS, 834 Broadway,

EAST 14TH ST., NEAR 2D AV.—FOUR STORY PRIvate House, lot 22x105.

FOLSOM BROTHERS, 834 Broadway, PITT ST., \$16,000 CASH, RENT \$3,100; FIVE STORY Tenement; lot 25x160; obolec location. FOLSOM BROTHERS, 834 Broadway.

WOOSTER ST., PLOT 100X95 FOR IMPROVE-ment; Greens st., 50 foot five story from front Building, leased for \$10,000; Apartment Houses, below 59th st., as cost of production: all rented; newly built. Apply to E. A. MALLETT, 59 Liberty st. A. MALLETT, OF Liberty at.

WEST BYH ST. NEAR 5TH AV.—BESIRABLE
three story high stoop private House, 25.1x60x bair
block; bergaln to a quick purchase;

FOLSOM REOTHERS, 834 Brond-sy. 125X99, GOERCK, NEAR RIVINGTON ST.; FACTORY, Thompson st. FINN, So Pine st., 1 to 2 o'clock.

Above 14th St., 5th Av. to East River. A.-TWO HIGH CLASS RESIDENCES ON LENOX HILL, NOS, 46 AND 48 EAST 72D ST., BETWEEN MADISON AND PARK AVS,

No. 48, corner Park av., 24 feet wide. No. 46, 23 feet wide, 60 feet in deptu. NoCAPPERTY & BUCKLEY, Architects and Builders, HOUSES OPEN. INQUIRE FOR WATCHMAN.

HOUSES OPEN. INQUIRE FOR WATCH.

A.-A.-PRIVATE H USES.
124th st. East, 3 story and basement, 20x45x90... \$
13st st., East, 4 story and basement, 18x50x30... 102d st., East, 3 story and basement, 18x50x100... 107th st., East, 3 story and basement, 17x50x76... 67th st., East, 4 story and basement, 17x50x100... A .- TWO SUPERB DWELLINGS, 26 PEET WIDE,

NORTHWEST CORNER OF TIST ST. BETWEEN MADISON AND STIL AVS. OVERLOOKING LENON PARK; SPECIAL ATTENTION HAS BEEN GIVEN TO SANITARY IMPROVEMENTS; PERFECT IN ALL, DETAILS. TAILS.

A FIVE STORY APARTMENT HOUSE,
20x85x100,
53d st., between Lexington and Fark avs.,
23;000; terms easy.
30HN M. KYLE, 120 Broadway.

A BARGAIN.—TWO STORY AND BASEMENT BRÖWN
stone private House, lot 15x110, in fine condition; al
latest improvements; good lavestment; \$8,000; terms to
suithnyer; open for impaction. 315 East 108th st., of
NICHOLAS LOPARD, Owner, 1 Great Jones et.

A SPECIAL BARGAIN -- ATTENTION, HOUSE BUY-srs!- Four small three story new Dwellings, all medern improvements; below value; case terms; vicinity Mount Martis Park. Executor's Attorney, 71 Breadway, room 128, 1 to 2 P. M.

VICTOR FREUND & SON, 3d av., corner 47th at. A FINE LARGE FIVE STORY STORE AND TENE-mont, 25575x100, northwest corner 1st av. and 80th st.; sell low to divide an estate. CHAS, K. GREGOR, 814 3d av. A. -A. -THE GREATEST BARGAIN ON THE EAST ide: four families to a floor; price \$10,000; \$3,000 cash only required; rents \$2,000; two stores; av. A. near 70th dec. GEO. SEGER. 171 Broadway. A BARGAIN-FIVE STORY DOUBLE APARTMENT loune, near 3d av. and 72d at.: rent \$2.000; price \$23,500; all amount cash required. Inquire 83 Nassan at., room 1s, afternoon.

AT LOW PRICE—A BUILDING STORE AND floors) 23 feat wide; olicibit in house; good order; lat ax, between 20th and 21st ets.

OGDEN & CLARK, 240 4th av. and 11 Pine.

A FOUR STORY HIGH STOOP BROWN STONE House, No. 41 East 543 ets. (2055x100, with large exherion. For permit call at Grenoble office, 57th st. and 7th av.

A FINE FOUR STORY AND BASEMENT PRIVATE Residence, located on corner Lexington av., near 37th at. (Murray Hill): excellent location. Address RESIDENCE, box 150 Horald office.

A BARGAIN.—110 AND 112 EAST 128TH ST., TWO fine Flats, 27% feet front seeb; all improvements.

JOHN FRAME, Buildor, 216 East 70th at.

A HANDSOAIE THIFFE STORY HIGH STOOP BROWN stone, private, on excellent block, mear Park av., \$14,000; serms easy.

DUFF & CONGEN, 1,474 3d av.

A BARGAIN.—FIVE STORY TENEMENT. WITH Stores, 27 feet front, one deer from 3d av., fully rented at \$2,250; price \$21,500; terms easy.

DUFF & CONGER, 1,474 3d av. A FOUR STORY PRONT AND REAR TENEMENT with store, 38th, near 3d av.; \$14,000; rents \$1,500; this schoup.

forsid office.

ATTENTION:-LARGE, BRICK, ALL IMPROVErents: 12 rooms; \$5,500.

MANGAM & WELLING, 2d av. and 121st st.

78th st.

A. PLOT OF FIVE FULL LOTS, 124TH ST., NEAR
Harlem River, suitable for factory, stable or coatyard.
PORTER & CD., 211 West 125th st.

A FOUR STORY STORE (SALUON) ON SIST ST.
near 2d av.; rent 14 per cent on investment; 814,000,
HARFT, 14 Clinton place (8th st.). A .- 58,500 BUYS 26 FOOT FRAME COTTAGE, NEAP 3d av.; big bargain. NEVILLE, 179 East 113tb. A.-A.-TO BUILDERS-LOTS, WITH LIBERAL loans, cast and west sides. GEO. SEGRE, 171 Broadway.

BARGAINS.—FINE DWELLINGS
ADJACENT TO AND ON MADISON AV.;
LIMITED NUMBER IN THIS
ONSURPASSED ELITE RESIDENCE LOCATION,
FOR PARTICULLAIS CALL OR ADDRESS
JOHN J. KAVANAGH. 1,031 MADISON AV. HARGAIN TO PROMPT CASH BUYERIII - 22D ST., near 1st av.: four story brown atone Flat; all improvements; good neighborhood; easy terms.

CODY, 1,486 3d av.

BEEKMAN PLACE - DESIRABLE FOUR STORY high stoop brown stone private House, 20x30:100; only 8x,000 cash, martrage \$12,000; perfect order.
FOLSON BROTHERS, 834 Brondway. FOLSON BROTHERS, 824 Broadway.

BUILDER NEEDING MONEY WILL SELL CHEAP or trade equity for froe and clear Lets, 76th st., near 2d av., five miory Tenements, 78:80x100; all reuted; no vacanay. Full particulars of U. SCHMIDT, 1,130 3d av.

BARGAINS.—HARLEM—THREE STORY FRAME, 57,003; three story brick, 55,000 many others.

NEVILLE, 170 East 113th.

CHOICE HARLEM DWELLINGS ON MADISON AV., 511,000; near Madison av., 111th st., \$11,000; near lexingted, 570,500; 114th st., \$11,000; near lexingted, 570,500; 114th st., \$15,000; lifth st., \$1,000; many others; little cash.

MURRAYS, 2,003 5d av.

\*\*SLEGGART \*\* HIREE STORY AND BASEMENT

many others; little cash,

ELEGANT THREE STORY AND RASEMENT
Dwellings, cabinet tein and decreated, on Prospect Hill,
bith st. and Park av.; prices low; terms cary
HYATT, 164 Mast 84th st.

HYATT, 164 Mast 84th st. FOR SALE-PLOT OF LOTS, WITH BUILDINGS, in East 23d st., about 175 by 100; good investment. Ad-least 23d st., about 175 by 100; good investment. Ad-least Owners, box 293 Herald Uptown offics.

FINE LEXINGTON AVENUE CORNER, LOT 25.3X 100; old buildings, below 57th st.; ripe for improvement; would exchange. CHAS. R. GREGOR, 814.8d av. FOR SALE-HOUSE 350 EAST 62B St.; IN BEST order, Owner, 316 East 50th st. FOR SALE-3D AV.-FIVE STORY STORE AND Flats, price \$27,000, Owner, 67 West 45th st. GREATEST BARGAINS OFFERED!! FIVE STORY Double Flats, well rented, near 3d av. vicinity 79th st., paying large interest on investment. CODY, 1,438 3d av. HANDSOME FOUR STORY BROWN STONE SINGLE Flat, in perfect order, excellently located on wide street, and fully rented; price only \$16,000; terms easy, DUFF & CONGER, 1,474 3d av.

DUFF & CONGER, 1,474 3d av.

INVESTMENT.—28 FEET FOUR FAMILY TENE
ment, East 48th at, resited low \$2,000; price 354,000;
mortgage to suit purchaner; very Hitlo expunse to run it.
MAURICE J. SULLIVAN, 1,500 9th av.

LOTS, WITH LOAN.—FOUR NEAR MADISON AV.,
choices corner, three near Lexington, &vo on wide street,
MURRAYS, 2,033 3d av., noar 112th at.

LOT FOR SALK.—SUITABLE FOR PRIVATE STAble, 85th at, between Lexington and 4th avs.

RANDOLPH GUGGENHEIMER, 200 3d av. RANDOLPH GUUGENHEIMER, MC 30 AV.

MADISON AV. ABOVE 125TH ST.—THREE STORY
basement brown stone Private House, 20 feet front, decorated; little cash required; price \$15,000; want offer;
must be sold this week. OWNER, 226 Herald office.

MURRAY HILL NEAR 34TH ST.—FOUR STORY
high stoop brown stone; 20,19x58x100; L 20 feet;
\$42,500. CREVIER & WOOLLEY, 1,516 Broadway. OWNER, IN NEED OF MONEY WILL SACRIFICE Bys story Tenement on 102d st. near 3d sv. 25x80x100 in perfect order: a bargain. Full particulars of H DCHMIDT, 1,180 3d nv.

OWNER ANXIOUS TO SELE THE THREE STORY and basement brown stone private Dwelling in York-sile; 20 fest front; excellent neighborhood; price 18,000, PICKEN & LILLE, 1,441 Ed av.

TO BUY FINE NEW HOUSES, East 75th st., near 5th av., THURSDAY, FEBRUARY 12. Sale absolute. Rare chance. Foreclosure Advertisoments

in dally papers.

CITY REAL ESTATE FOR SALE. Above 14th St., 5th Av. to East River. ADOVE SAIN St., 5th Av. to Enst River.

SINGLE FLATS. HARLEM-BARGAINS: \$2,500, \$10,000, \$10,500, \$11,000, \$12,500, \$12,500, \$12,500, \$18,000.

NEVILLE, 176 East 113th.

THREE STORY BASEMENT, BROWN STONE House on East 45th at., between Lexington and Sd avs., 18,8858x100.5. Inquire L. LEYY, 211 East 00th at.

3D AV.—MAGNIPHCENT CORNER, 28x0ex100, SIX story and cellars; Store and Fint Property; ground fant of stores \$2.500 versely; ground chance for brower or other large business; solidly built; situated below 55th at.; no reasonable cash offer refused, or trade for Brooklyn rivate House and cash. Particulars of STABE & AllERN, 1,695 81 av.

3D AV, FIVE STORY BROWN STONE LARGE Store, with Plats; having all modern improvements, baths, &c.; house in perfect order; 25x90x103; price 532,000; free and clear. Particulars from STARR & AHERN, 1,699 3d av. ABERS, 1,889 34 av.

3D AV., YORKYILLE, INVESTMENT PROPERTYFive story brick Tonement, two stories, 25x85x85; price
820,000; rent \$2,412. SHORT & WALL, 176 East 96th.

3Ds AVENUE CORNES, ABOVE 42D ST.-VIVE
story Flats, with Stores, 100x80. Also others, For particulars apply to H. SCHMIDT, 1,136 3d av. ilculars apply to H. SCHMIDT, L136 Sd av.

25 EAST 74TH ST.-25NBOXIO2; IF SOLD IMMEdiately, \$40,000; worth \$50,000; easy terms. Open daily.

50TH ST. NEAR 1ST AV.-HANDSOME FOUR story Dwelling, 20x50x100; in elegant order throughout. Fermilas of H. SCHMIDT, 1,128 3d av.

57TH ST. EAST.-THERE STORY AND BASEMENT plyvate Dwelling; decorated; gas fixinges, pier gisance; \$12,000; terms casy. CONOLLY & CO., 12 West 60th st.

68 EAST 4-TH ST.-FOUR STORY HIGH STOPP Dwelling; 20x15.0; elevan reome; closeds and cellar, new plumbing and decorations; possession; will be sacrificed to an immediate purchaser.

JOHN HENSHAW, 20 Nassan st.

115 EAST 19TH ST.-FOUR STORY BROWN STONE

JOHN HENSHAW, 20 Nassau st.

115 EAST 19TH ST.-FOUR STORY REOWN STONE
to close an estato.

224 EAST 36TH, THREE STORY AND BASEMENT,
with two story brick in rear.

Full let; terms to suit. Owner on premises. No agents,
\$2,500 CASH, \$10,000 MORTOAGE, WILL BUY FIVE
story Tenement; 76th at., pear 1st av.; rent \$1,400; in
good order; owner must sell; positively a bargain. Particulars of H. SCHMIDT, 1,136 3d av.

\$5.000 CASH WILL BIY A THREE STORY BASE ment and cellar brown stone Dwelling, 20 feet wide, in 70th st. between Park and Loxington avs. for \$19.500. HUGO GORSCH, 1,476 3d av., near 84th. \$5,000 CASH WILL BUY A FOUR STORY AND basement brown sione Single Flat, 20x80x100, on East 80th st., for \$17,000, HUGO GORSCH, 1,476 3d av., near 84th st.

190th st.

\$3,000.—BAST 40TH ST., NEAR 3D AV.; THREE story brick House in good order; all modern improvements. Address GWNER, 125 Herald office.

\$12,000 OSLY FOR THREE STORY STORE AND Dwellings, 55th st., near 3d av., 255,55(100); good investment. Particulars of H. SCHMIDT, 1,138 3d av. \$18.500 ONLY-FOUR STORY TENEMENT, 58TH ST. near lat av. 25x60x100; rent \$1,485; positively a bar gain; terms easy. H. SCHMIDT, 1,186 3d av. \$10,000-FIVE STORY STORE AND TENEMENT, 1ST av., near 52d at; terms to suit. Particulars of H. SCHMIDT, 1,136 3d av. \$18,000 ONLY-FIVE STORY WLAT ON 76TH ST., near 3d at., 25x65x100; in good order. Particulars of H. SCHMUDT, 1,136 3d at. GHMIDT, 1,186 3d av.

\$20,000-CORNERSD ST, LEXINGTON AV.-THREE
story basement brown stene Residence; permits.

CODY, 1,488 3d av. CODY, 1.488 3d av.

\$21,000 BUYS FIVE STORY DOUBLE APARTMENT
House, west 3d av.; rent \$3,400.

NEVILLE, 170 East 113th.

\$45,000—ONLY FIVE STORY FLAT. SETH ST., NEAR
Pack av., 32x88x160; terms easy; must self. Apply to
H, SCHMIDT, 1,136 3d av.

Above 14th St., 5th Av. to North River.

A.—INVESTORS, IF YOU ARE LOOKING FOR well built, well located flat Property, bargains in private Houseway acaust Lots call and see at 1.

A.—INVESTORS, IF YOU ARE LOOKING FOR well built, well located flat Property, bargains in private Houseway acaust Lots call and see at 2.

A. 32x89x100 Bubble flat, rest \$6,144; price \$52,000. Lots between thand flat rest \$8,200 price \$52,000. See a 1.

A. 52x89x100 Subble flat, rest \$6,144; price \$20,000. Four story brown store Dwallings, 21x35x10100, \$20,000. Gliman \*\*Allandan \* A DECIDED BARGAIN-toTH ST. NEAR TTH-Pour story. In perfect condition; will rent for \$1.300; 513,000; others. FLANAGAN & SON, 6th av. and 32d at.

13,000: others. FLANAGAN & SON, this ar, and 22d st.

A.-BARGAINS.--N.FIRIS FRONT ON WEST KNB
sw. of five story Double Stores and Tenoments, including comers; terms to anit.
Soweral Eve story Bouble Tenoments on 67th st. Hitle
cash required.

JOHN REUCK, Brilder.

A HANDSOME FIVE STORY BROWN STONE AFARTment House near 23d st., between 7th and 8th ava.; three
families on each floor; all improvements, with baths;
rent \$4,700.

FRED A, CARLI, 17G Broadway.

A BARGAIN. 4 STORY DWELLING, 17 FERT WIDE
nessedist st. 'L' station, only \$25,000.
Near Contral Fark (name location), medium size. \$25,000.
Also as number desirable three story Houses, \$15,000
and upward. WARE & ODELLE, 1,374 Columbus av.

A BEAUTIFULLY DECORATED THREE STORY brown stone, 12 ist at, near Lonox av.; size 22. [1852], extension 12x18 feat; with carpets, shades, awnings, screens, gas fixtures and bilitard table.

PORTER & CO., 211 West 125th et.

A.-NEAR 5TH AV. 128TH ST.-THREE STORY brown stone, 1840x30x09, 11; price \$18,000.

PORTER & CO., 211 West 125th st. A.-\$15,000-THREE STORY BROWN STONE, 10X50X-05,11 feet, 128th st., near 7th st. PORTER & CO., 211 West 125th st. A.—126fH ST., NEAR LENOX AV.—THREE STORY brick, 20.10x45; price \$16,500. PORTER & CO., 211 West 125th st.

A. FOUR STORY BRICK, 16.8X57 FEET, 122D ST., near Lenox av.: price \$21,000.

PORTER & CO., 211 West 125th at.

AN ELEGANT BARGAIN. NEAR 14TH ST. AND Sth av., two handsome five story Apartment Houses, four families on each floor, with all the latest improvements; no vacancies; rent \$4,000 acet; must sell: offer wanted, PRED A. CARLL, 176 Broadway. A BARGAIN TO QUICK BUYER,
Two Flats, West 57th etc.,
27 feet front each, five story;
each \$23 CO.,
JOHN M. KYLE, 120 Broadway

A BARGAIN.—THE ELEGANT FOUR STORY AND basement brown stone Residence, cabinet trim, mirrors, chandeliers, ou Lenex av. neighborhood of 122d st., must be sold. Call only, PICKEN & LilLLY, 1,441 86 av. chandeller.

must be sold. Call only. PICKEN & LILLY. Living a must be sold. Call only. PICKEN & LILLY. Living a Management of the per cent ever all expensions \$7,000 asnly. balance five per cent near Nine and steam station.

STABLER & SMITH. Columbia av., corner 72d at A.-A.-A.-INSTH ST., WEST OF 10TH AV.-FULL Lot, price \$4,250; terms to suit.

JOHN F. B. SMYTH, 69 Liberty st.

A.—FIRST CLASS DWELLING ON 718T ST. BEtween Columbus and Amstordam avs., 21x60x100; d. r.
extension; Al order.

"Grenoble" office, 57th st. and 7th av.

A POUR STORY TWENTY FOOT DWELLING AT
sacrifice; block restricted and all built from and roar;
near Elighty-first artset station; three to advance near future. STABLER & SMITH, Columbus av., corner 72d.

A POSITIVE BARG>IN.—NEAR OUR OFFICE: A
handsome foor stery and basement brown stone cabinet
triumed Dwelling, 21x55x100 foot, builty a partry/extension, decreased. UNOLLY & CO., 12 West colds st.

A FINE INVESTMENT PROPERTY FOR SALE,
morthwest corner but av, and 75th st. 25x100; all rented;
price reasonable. Apply to C. W. LUYSTER, Owner,
1,1729th av., corner 72d st.

A.—SL.500 CASH. \$10,000 MORTGAGE; CHEAPEST
three story and basement brown stone private House in
the story and basement brown stone private House in
the story and basement brown stone private House in
the story and basement brown stone private House in
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the story and basement brown stone private House in
the story and basement brown stone private House in

A.-A.-A.-A.-BUILDERS-BUILDERS:

Below Fifty-third strest atation, near Broadway, 60x100, also 50x100; terms stay; private block; no restrictions.

CORBITT & KIRWAN, 51st st. and 9th av.

A BARGAIN.-FOUR STORY BROWN STONE House, let in floors, price \$20,000; merigage \$12,000 at 49, or cent. near our office. Inquire of H. S. JOHN-STON, 9th av. and 34th at. A SACRIFICE-5: NICHOLAS AV. AND 1297H st.—Three story brown stone dwelling. 18x50; let 125; stable in rear; possession May; \$2,500 cash; balance mortrage, fvopar cent. EDGAR TUCKER, 40 Wall at. A 20 FOOT PRIVATE HOUSE FOR TWO FAMILIES, 16 rooms, near 5th ar, 47th st.; also fine Queen Anno Cottage at Morris Dock at sacrifice; will exchange. Particulars. BEEMIOFF, 387 Lenox av. A.-A.-PLOT, EIGHT LOTS, FOR PACTORY OR tansment house purposes, vicinity 60th st, and 10th av; will divide or might exchange, commission to brokers.

SMITH, 71 Broadway. A.—ELEGANT DWELDINGS.—SEVERAL HARE BAR gains in beautiful restricted streets; \$15,000 to \$35,000; inspection invited.
McMONIGGAL & HCKERSON, 1,638 6th av., near 83d. A FINE INVESTMENT: II-TWO MODEL FLATS, naying actual 13 per cent on investment; little cash leaded.

McMONEGAL & ECKERSON, 1,008 9th av., near 984.

A.—A.—S.1.1009.
Four story brick Double Tenement on full lot; 60th at, between 10th and 11th avs.
JOHN F. B. SMYTH, 69 Liberty st.
AMSTERDAM AV., NEAR 1318T ST.—FINE SElection of Flats and Tenements; all rented; will take amall private House in trade. Owner, 224 East 118th at.

A FINE STABLE PROPERTY FOR SALE.

NO. 142 WEST 18TH ST. 23X92.

ALDEN & STERNE. 9 EAST 14TH ST.

A SAFE INVESTMENT.—SPLENDID FLAT, BELOW
60th st., Boar 6th av.; rents well; fine order; well built
No agents. Address MULLER, 237 Hersid Uptown. A. 56TH ST., STH AND STH AVS. FOUR STORY high stoop brown stone, price \$18,500; many others.
D. KEMPNER & SON, 602 Sth av. D. REMPNER & SON, COLUMN AND SHEET.

A SEVENTH AVENUE CORNER PROPERTY, NOX 100; contral location; leased to one party (liquor store); price 852,000.

D. KEMPNER & SON, COLUMN AND SHEET.

A-ELEGANT FOUR STORY 20 FOOT HOUSE, mean Contral Park, west, can be bought cheep.

SIMON HAYES, GTZ COLUMBUS ST. A BARGAIN-TWO FINE NEW APARTMENT Houses, with improvements, near our office. Inquire of H. S. JOHNSTON, 8th av, and 34th st.

ATTENTION!!!-SOUTHEAST CONNER OTH AV. and 54th st., vacant, 128 fpot frontage; excavated; price \$100,000!!! Call ames a CO. 1.361 ith av., corner Slat. AT SACRIFICE, SIGNER LENOX AV. 131ST ST.
Must sell several Private Rouses, near same locality; one
SLOW less than value. BIRKHOPF, S37 Lenox av.
A COTTAGE 25X100, ALL IMPROVEMENTS, NEAR
Lonox av., 129th st., \$11,000, NEVILLE, 179 East 113th.

CITY REAL ESTATE FOR SALE. Above 14th St., 5th Av. to North River.

REAL ESTATE BROKERS AND AGENTS. WEST SIDE PROPERTY A SPECIALTY.

WE OFFER A THREE STORY STONE, 20x56x100 and R. P. extension; all hardwood cabinet trim; situated in the most beautiful part of the west side. Price \$23,000 FIRST CLASS

A FOUR ETORY BRICK & STONE, near Central Park and 72d atreet "L" station, 21x54x100; dec'ted & gas fixtures, Price \$28,000. BY WEST 76TH ST. (near Central Park), four story, 20x55x102.2 and DINING ROOM EXTENSION: hardwood cabinet trum throughout: EXPOSED SANITARY PLUMBING; tiled bathrooms, parquet floors; PRIUE \$80,000. BEST BUILDERS RESTRICTED NO. 7 WEST 74TH ST., 4 STORIES (150 feet west of Control Fark), 20x58x1022 and four story extension; SUPERIOR HARD WOOD through-out; FIRST GLASS PLUMBING; PRICE \$50,000. BLOCKS AT

THAN NOTICE!!! ST., four steries, 20x58x102.2 and four steries, 20x58x102.2 and four story extension; back stairs to thir flor; HARD WOOD THROUGHOUT EXPOSED PLUMBING; tiled bath room; MARBLE WAINSCOTING IN KITCHEN; parquetioners; survey open for inspection; price \$50,000. COST OF PRODUCTION.

A FIVE STORY BROWN STONE
DOUBLE FLAT,
25x80x102,2 near "I" station:
all rented, YEARLY LEASES;
RENT, \$3,960; ASKING \$96,000. INVESTMENTS, LARGE A FIVE STORY BROWN STONE SINGLE FLAT: private neighborhood; Al condition. Rent, \$2,520. Asking, \$25,000. PERCENTAGE AND SURE

TWO FIVE STORY BROWN STONE
DOUBLE FLATS:
31.3x55x160.8; cabinet trim.
RENT, \$4.260. ASKING \$59,000. TO INCREASE IN

1,205 COLUMBUS (9TH) AV., NEAR 78D ST. A .- SOTH ST. AND WEST ENDEAV.

The location that it will improve the most is the section on the west side, between END AV.

AND

RIVERSIDE DRIVE.

We have some three story 20 foot Houses, just being finished, cabinet trim, on the most desirable part of WEST END AV.

which is bound to equal bth av. in a short time. We can sell at a great bargain one at \$23,000, also on at \$24,000. These houses were built by PEREZ M. STEWART, who has the reputation of building the best three story

WEST SIDE. Those houses can be seen at any time; watchman or the premises. P. T. RADIKER, OWNER, at

Those houses can be seen at any time;
the premises. P. T. RADIKER, OWNER, at

FRANK I. FISHER & CO'S.

Office southwest corner Sipt at, and Columbus (9th) av.

A.—THE HANDOMEST TWENTY FOOT FOUR
STORY HOUSES ON THE WEST SIDE.
The attention of those wishing to purchase a first class four story House is called to the remaining Houses of those I have just finished.

NOS. 3. 5. 7 AND 10 WEST 74TH ST.

TWO BLOOKS FROM 'L' STATION.

The style, faint and workmanship in them is equal to any, not excepting those for which double the money is asked.

A CRITICAL EXAMINATION WILL SATISFY ANY EXPERT THAT THEY ARE THE CHEAPEST AND BEST HOUSES for the money now in the market; are different STYLES and SIZES.

REASONABLE PRICES AND TERMS made to suit. Photographs and circulars, giving full description, mailed on appliestion.

D. T. KENNEDY, BUILDER, 1,000 LEXINGTON AV.

A.—THE ATTENTION OF THOSE WHO W#SH

A .- THE ATTENTION OF THOSE WHO WISH

PRIVATE RESIDENCE
NO IS CALLED TO
(THE ONLY ONE LEFT IN THE ROW).
BETWEEN COLUMBUS AND AMSTERDAM AVS. These houses are Spished in the same elegant manner which characteriess all our work. The trim is hard wood throughout. They can be seen any day, Sundaye included. For particulars apply to or address. TERENCE FARLEY'S SONS.

1.172 COLUMBUS AV. CORNER 72D ST.

ATTENTION, INVESTORS! We can offer the greatest inducements in corner Houses, paying net over 10 per cent. Those in search of Houses can secure them in this vicinity for 25 per cent less than their intrinsic values. 71st st. -20 feet, four stories, \$27,000, 724 st. -20 feet, four stories, \$39,000 to \$80,000.

Others in proportion. Call. J. H. HUNT, 72d st. and Columbus av

A.— THE ONLY HOUSES IN THE
TENDERLOIN
AT THE PRICES,
153-163 WEST THEM ST.
Six four story, and basement brown store Houses built
by day's work; hardwood throughout, tiled bathroom,
parquet floors, porcelain tube, spacloss closest throughout; 19 and 20 feet wide, 55 deep, with three story extension; prices \$32,000 and \$35,000.

Examine higher priced houses in same locality and
then lock at these,

Examine higher priced houses in same locality and then look at tuese.

Apply on premises or to owner.

CHAS. H. PARSONS.

22 Washington st.

A YERY ELEGANT MEDUM SIZED HOUSE FOR sale, 73d st., near West End av.; foyer ball, passenger elevator, handsome seshines work, decorations and fixtures; price \$05,000.

Also very attractive 20 and 22% foot Houses, 60 to 79 West 70th at., restricted block, hext to the Park, as low as \$37,000. Permits of

SS7.000. Permits of

CHARLES BUEK & CO.,

Columbus av. and 72d st.

AN EXCEPTIONALLY WELL BUILT FOUR STORY
brown stone Private Residence, 18x55x002.2, with three
story extension, a restricted block in the tenderioln of
the west side; will be seld at a less price than the cost
to build. Call or send for complete list of West Side
Property, last published.

1,357 Columbus (9th) av., southwest corner 81st st.

A. (SPECIAL BARGAIN).

A five story deuble Flat, with stores, on Amsterdam (10th) av., near Bighty-Bast street 'L' station; ronts for 83.000; price only \$22,500. Send or call for one illustrated catalogue. Apply to FRANK Is, FISHER & CO. 1,557 Columbus (8th) av., southwest cerner Sist st. ("L"

station).

A TENTH AVENUE CORNER FIVE STORT DOUBLE Flat, with large store, near Fighty-first street "L" at a tion; price only 550 (000; investigated the price purchasing elsewhere; call or send for many five price of the price

A.—FOR SALE—NO, 120 WEST SIST ST. FOUR story private Rasidence, 19x54, lot 102.2; butler's panery extension; hardwood cabinet trim throughout; sanitary private Rasidence, 19x54, lot 102.2; butler's panery extension; hardwood cabinet trim throughout; sanitary plumbing; tiled bathrooms; handsomely decorated; fine gas fixtured; built by one of the best builders on the west aide: will be sold at a barrain; terms to suit; look at this before purchasing elsewhere. Apply to FRANK L. FISHER & OD., worner 0th av. and Slatet.

A.—FOR SALE—NOS. 63, 63 WEST 78TH ST.—THESE pleasant four story brown and white stone from Houses, 20 feet in width, with dising, reem extensions; hardwood cabinet trim throughout, open sanitary plumbing; tiled bathrooms and parques floors; house tuils by day's work; 15 manths in construction; first class in overy particular; block restricted; prices and terms to suit quick buyer.

J. B. SMULL, No. 37 West 76th at.

J. H. SMULI, No. 37 West 76th at. ANOTHER LIST TO PASTE IN YOUR HAT.
I story brown stone House (Lenox av)... Sit,000
3 story brown stone House, West 122d st... 21,000
3 story brown stone. 20 foot, near Park... 17,500
6 story brown stone. 20 foot, near Park... 6,000
6 story brown stone. 25,500
6 story brown stone. 26,500
6 story brown stone. 2

SHAW & CO., 61 West 120th st.

A.-A.-WEST END AV. 103D AND 104TH STS.Elegant three stury and basement, 20 foot; sine corner
House and adjoining on 1934 st., 17 and 18 foot Houses,
brown stone, high stone, buy window fronts; latest im
provements; El9,000 to 250,000; terms to suit; inspection
invited; title guaranteed by Title Guarantee Trust Co
55 Liberty st.

WALKER & LAWSON. A .- A .- A .- SMALL HOUSES FOR SALE.

Three stories and basement brown stone Houses, situated on the south side of 122d st. cast of Morningside Park, shocation neuropassed for heatthfainers and fractions surroundings; private residences in front and rear-houses sixty fact deep; abundance of closet room; been planned small houses in the city; thoroughly well built in wear particular. 

ATTENTION, BUILDERS!

We can offer GREAT BARGAINS in LOTS on Boulevard and avenues, with Hberal LOANS; also desirable Lots; restricted blocks, CHOICE CORNERS.

724 st. and Columbus av.,
A.—835,000, COLUMBUS AV., FOUR STORY STOUP,
20x55x102; terms easy.
CREVIER & WOOLLEY, 1.516 Broadway.
BUILDERS, ATTANTON; WEST, 2010, 57, ARAB. BUILDERS, ATTENTION - WEST 23D ST. NEAR 8th av. 50x200; bergain to quick purchaser. FOLSOM EROTHERS, 834 Broadway. BUILDERS, ATTENTION. THERE CHOICE COE-ners, 8th av., near 116th st.; liberal loan, CODY, 1,438 3d av. BEST BUSINESS INVESTMENT PROPERTY ON Oth av., near 59th at., \$42,500. COADY, \$22.9th av.

CITY REAL ESTATE FOR SALE. Above 14th St., 5th Av. to North River. WEST SIDE PRIVATE DWELLINGS.

I AM OFFERING SOME EXCELLENT BARGAINS IN THE CHOICEST LOCATIONS ON THE WEST SIDE

APPLY FOR MY SPRING CATALOGUE, which gives description, location and price of houses for sale in the TENDERLOIN of the great West Side. LOOKIII-A FOUR STORY (20 foot front) superb DWELLING, with SUPERIOR modern appointments throughout; restricted block; near SEVENTY-SEGUND STREET '1" station; bettom price \$38,000, and it is good value at \$40,000.

NO. 63 WEST 76TH ST-FOUR STORY WHITE STONE, 20x52 and 24 foot DINING ROOM EXTENSION; the woodwork, trim, epen plumbing, tiled bathrooms and parquet floors are guaranteed equal to that in ANY \$50,000 house; block restricted; \$38,000; casy terms. NO. 155 WEST 78TH ST.-FOUR STORY BROWN stone, 20x50x102 and three story extension bouse of the very best modern construction; the trin throughout is of the latest designs of hard woods; entire first story par-ques floore; open plumbing; tiled bathroom; PRIVATE BLOCK, all built up; asking ONLY \$34,000.

NO. 157-ONE FOOT narrower; \$1,500 less; terms to suit A GOOD INVESTMENT.
TEN PER CENT NET GUARANTEED ON
INVESTMENT OF \$80,000.
A CHOICE NINTH AVENUE CORNER FLAT AND
STORES Dear "L" station; elevator; year leases; no
vacancy since house was built. MUST SELL. MORTGAGE at \$16 per cent.

FIVE STORY brown stone Flat near Bighty-first "L station; 20x91x102; rent \$8,000; year leasus; pric \$96,000; terms to suit,

It always pays to purchase through a reliable broker. 

BARGAIN. -WEST SHTH ST. -S14,000 CASH, RENTS 5,500, handsome five story Double Flat, 35xS0x100; per fect order: all leaned; desirable tenants. FOLSOM BROTHERS, 334 Broadway. BUILDING LOTS, ONE OR MORE TOGETHER, WITH ir without load. CAMPBELL & GALLON, 257 West 42d CHOICE THREE STORY AND B. BIL, ST., SOTH ST., central Park West and Columbus av.; decorated; gas statures; restricted block; can be bought at sacrifices. MAURICE J. SULLIVAN, 1,506 Columbus (9th) av.

CHEAPEST LOTS WEST SIDE -88TH ST. NEAR 9th av., 50x100, \$18.090; little cash; two or four Lots, 8th av., above 116th sk.; low: others dth, 10th avs. BIERHOFF, 387 Lonox av. CORNER 77TH ST. AND 9TH AV. ELEGANT SITE for hotel or apartment bruse, 50x10. Parficulars — CREVIER & WOOLLEY, 1,516 Broadway.

\*\*CORNER LENOX AV. AND 120TH ST. — FOUR STORY and basement cabinot finished, decorated new Residence; a bargain. SHAW & CO., 61 West 125th st. DO YOU WANT A SAFE INVESTMENT?
Solidly built old style Tenemonts,
But not worn out by any means.
Two houses or one.
Address CONSERVATIVE, advert'g office, 1,002 9th av.

DO YOU WANT A FLAT BELOW COST: EXTRA WIDE FLAT, WIDE STREET, BIG FUTURE. West side, near both st.; also others. LOUIE K. FRIES, 44 BROADWAY. DO YOU WANT A SINGLE LOT?

Examine 30 West 68th at.
P. S. TREACY, 88 Columbus (9th) av

Examine 30 West Sch at.

F. S. TREACY, 88 Columbus (8th) at.

DWELLING ON 21ST ST. BETWEEN 7TH AND STH ave.; pay to altor.

KETCHUM, 166 West 10th.

ELEGANT PRIVATE HOUSES ON WEST SIDE, from \$16,000 up.; one especially a burgain, \$18,000, one south at the state of the state of

FINEST RESIDENCE IN HARLEM; BROWN STONE, high etone; throe storion; situated on certary private table in the roar, with enfrance from side action. Apply 7, SHOTWELL; real estate office, 2250 7th av.

FOR HALE-TWO LOTS ON STH AV. BETWEEN Alch and Jüdin sie at a very reasonable price; ripe for approving; excellent chance for builder or speculator. FOR SALE OR EXCHANGE FOR LOTS OR SEALL rivate House, 30x30x100; rivate location: 171 West 05th st. FOR SALE-433 WEST 22D ST., HOUSE, THREE story, 25 feet wide; good order. Owner within.

FOR SALE-FIVE STORY BROWN STONE SINGLE Plat. Call parior floor 175 East 105th st.

GBEATEST BARGAIN EVER OFFERED IN A three story House, 20x55x100, in Harlem, price only \$17,300, on easy terms. F. B. ZITPEL, & (O., 2,018 7th av., 121st st.

F. B. ZITTEL & CO., 2,018 7th av., 121st st.

HANDSOME THREE STORY HOUSE, WEST 122D st., between 7th and Lenox ave., at a barchin.

E. R. ZITTEL & CO., 2,018 7th av., corner 121st at.

INVESTORS, ATTENTION.—THREE ELEGANTLY constructed five story Double Plats, with private balls, from which all rooms open, halls and bathrooms are beauted by steam; parlors and dining rooms having open five crackes, with nickel plate farings and thied heartles; first class plumbing, with silver plate faucate; strooms and bath in each flat; in the best part of the west side; one block to Ninth avenue 'L' station; only four months flashed and yet fall of select tomants; must be sold at once; price \$6.500, mortgage \$24,000 at 5vo per cent, rantal \$3,816. Particulars from STARR & ABE.IN., 1,600 3d av.

three story Residence, perbly constructed, in central location, dor \$17.50, night suit you, ditest for particulars USE HEAUTIFUL Advertising office, 1,000 0th av,

I RAVE PRIVATE HOUSES, ALL SIZES, CHOICEST ccation an west side; \$13,000 to \$40,000; will be glad to how them as any time. MAURICE J. SULLIVAN, 1,506 9th av., 89th st.

MAURICE J. SULLIVAN, 1,500 oth av., 89th st.

I HAVE PRIVATE HOUSEN, ALL SIZES, CHOICEST
lecations, on west side: \$13,000 to \$40,000; will be glad
to show them at any time.

MAURICE J. SULLIVAN, 1,500 oth sv., 80th st.,
INVESTMENT—NEW WELL BUILT FIVE SPORY
modern three family Flat \$4th st., near \$4,000;
rents \$4,000. HULBERT FECK, 298 West 54th st.

MUST BE SOLD TO CLOSE AN ESTATE—HANDsome four story private House, 21x00 100; East 37th st.
porfect order. FOLSO W BROTHERS, 834 Broadway. NOW IS THE TIME TO BUY -- I BAYE SOME OF the greatest hergains over offered in Flats, Houses and Lots in Harlem. F. B. ZITTEL & CO., 2018 7th av., 121st st.

ST. NICHOLAS AV., NEAR ISOTH ST.-EXTRA deep Lot, suitable for apartment house, also Lete on 11th av., near 102d st.; will exchange for Flats

R. V. LYNCH, 125 East 36th st. R, V. LYNCH. To best own at the story and based on the chiral story and based on the chiral frimmed Residence, 19.6x52x100 feet; all modern improvements; \$23.0 kg forms easy.

GONOLLY & CO., 12 West 6 th kt. TEN NEW MODERN DWELLINGS,

four story brown stone, cabinet finished throughout:
DINING RUCH AND BUTLER'S PANTRY EXTENSION.
BESTILICIED BLOCK.
Sizes, 20x21 and 22 feet from, near Seventy-second street
elevated station.
WILL: SELL REASONABLE.
Open for inspection of ity.
Corner 72d st.

GOTHER 720 St.
TO BUILDERS.—POR SALE. SIX LOTS. NEAR
West 125th street elevated station; all sand; no cash required from resuonable party.
A. SCHINEIDER, 02 Liberty st. A SCHNEIDER, 92 LIBERT 81.
TENEMENTS, DWELLINGS, FLATS, WELLINENTED, West 10th, 10th, 20th, 37th and CHARLES WRIGHT, 225 West 10th,
THIS IS A BARGAIN-STRI SF, TTH AND STH avs., \$13.0'01 three atory high strong, 18.98758100,
NGRRIS B. BARR & CO., 70 and 72 West 34th at,

W. ST SIDE BARGAINS.
72D ST. TWO ELEGANT FOUR STORY, WITH DINING ROOM Extensions.
78TH ST. THREE choice three story, cabinet En. 18 ned. 25,540

85TH St. -- OUR story brown store, only. 25,540

103TH ST. -- THEEE story, near Fark. 17,000

Others, all locations and prices. 18, K. Billey. 25,500

WEST SIDE SPECIALIST, 62 Liberty st.

W. 22D ST. 22.5608.9 38. BRIGK DWELLING.SIR.000
W. 23d st., 10.8488.9 4 story brown stone. 25.000
W. 48th st., 20.103.98.0 3 story brick Dwelling. 14.500
W. 54th st., 20.103.98.0 3 story brick Dwelling. 14.500
W. 54th st., 18.63.000.4 four story brown stone. 24.000
W. 54th st., 18.63.000.3 story brick and stone. 45.090
W. 54th st., 18.100.2 story brick and stone. 50.000
West End av., 20x100.3 story brown stone. 26.000
West End av., 20x100.3 story brown stone. 26.000
April 19 of ED. W. MERCER.
206 West 23d st.
WILL SELL FOUR STORY TWENTY FOOT STONE

WILL SELL FOUR STORY TWENTY FOOT STONE Residence, restricted block, near Contral Park Wast for only, \$24,000 if purchased this week; chespest House affered. AMES & Co., 1,361 5th av., corner 51s. offered. AMES & CO., 1,881 9th av., cornor Sist.

WEST SIDE, NEAR 104TH STREET STATION.—
Three story brick and brown stone Dwelling; decorated; box stoop; butler's extension; a bargain. Address OWNER, 1,238 Broadway.

WEST 55TH ST.—ELEGANT FOUR STORY PRIVATE Dwelling; gas faitures, Ac.; price \$26,500. L. W., 280 Broadway, room SS. Broadway, room 88.

3 LOTS, GERIOUS, SEVEN FRET BELOW CURB: sewer connection and building stone for collar on place; esth st., West End sv.

40TH ST., NEAR OTH AV.—FOUR STORY HIGH stoop brown stone, only \$8,000.

CREVIER & WOOLLEY, 1,516 Broadway. SLOOD CASH, SALANCE ON EASY TERMS, WILL, by McStTOX100 House No. 302 West 137th at, three terms and basement, brown about front, 15 rooms. 308 West 136th st. BLOOD CASH, BALANCE ON EASY TERMS WILL, but MCSATONIO HOUSE NO. 202 West 137Cl. st., three story and basement, brown stone front, 16 rooms. 330 West 136th st.

S. 33.000 CASH, S12.000 MORTGAGE. TWO STORY House; full lot. CAMPBELL & GALLON, 207 Mest 42d.

MANUFACTURERS. ATTENTION:—I HAVE FOR salo live "lity Lots in Brooklyn, convenient to shipping point, which are available for factory site; a hargain. Address BUILDER, 20 West 14th st.

CITY REAL ESTATE FOR SALE. Above 14th St., 5th Av. to North River. \$4,000 UASH, BALANCE ON EASY TERMS, THREE tery House, 20x38, near 6th sy, and 14th st.

CAMPBELL & GALLON, 257 West 42d,

CAMPBELL & GALLON, 257 West Stat.

\$0.500 GASH, \$12,000 MORTGAGE.—FIVE STORY,
25x75; 10 families.

\$11,000 BUYS \* LEGANT HOUSES, WEST 46TH ST.

(restricted): cabinet finish, bard wood.

DOUGAN, 455 West 57th at. (restricted): casinet haish, bard word.

DOUGAN, 455 West 57th at.

B16,000-THREE STORY STOOP BRICK, SETH,
west 7th av., 20x45x100.

GREVIER & WOOLLEY, 1,516 Broadway.

\$20,000-40TH ST., NEAR RICOADWAY, THREE
story high stoop brown stone Dwelling, 20x20x100; perfact order; rented to October 1, 1891, at \$1,500; excellent investment.

J. EDGAR LEAYCRAFT, 1,544 Broadway. \$20,000111-STORE PROPERTY, 07H AV., NEAR 6th; bargain!!! AMES & CO., 1,301 0th av., corner Stat.

\$27,000.-52D, NEAR BROADWAY.-ELEGANT RESI-donce, 20.10x55x100; mirrors and chandelines. HYATT, 1,673 Broadway. \$30,000, MORTGAGE 822,000, RENT \$2.076 -CHOICE, all Hight, new Single Fist; nest West 14th st, and station; private residences both sides, front and rear; every flat rented; shown personally. HYATT, 1,676 Broadway.

\$35,000, -25 FOOT FOUR STORY DWELLING, 45TH st., between 6th av. and Broadway.

\$45,000, -WEST 22D ST., 50X18.9 FEET, WITH buildings.

North Side (Above Harlem River). A NEAT HOUSE AND LOT, IMPROVEMENTS, CEN-tral location; price \$4,000, cash \$500, BURNETT & CO., Trement, A.—TWO-THIRDS ACRE, WASHINGTON AND BATH-gale av.; good House; desirable: night exchange. BURNETT & CU., Tremost, BURNETT & CO., Tremoh.

A.—BEDFORD PARK. TREMONT AND FORDHAM
Heights Lets, 8400 to 51,250; desirable,
BURNETT & CO., Tremont.

A.—CROWN MOUNT HOPE, AND CENTRE, TWO
Lots, corner, modern House, 57,750.

BURNETT & CO., Tremont. A .-- 25X150, 11 ROOM HOUSE, DECORATED, \$5,250 \$1,000 first payment. BURNET! & CO., Trement. A.-TWO LOTS, MOUNT HOPE, RIPE FOR IM-rovements, \$2,500; first parment, \$500. BURNETT & CO., Tremont. BEST PLANNED, FOUR FAMILIES ON FLOOR, with stores; unequalled in city; \$3,000 rons each; Williams, above 1424 st; preduce 15 per cent het; sell or exhance; mortgage \$20,000. Inquire BIERHOFF, 337, enox av.

BRONX RIVER ROAD, NEAR WOODLAWN STA-lon, 24th ward.—Plot of 42 lots; price \$7,500; easy erms; no rock.

3 McCAMMAN, Owner, 40 East 125th st. BROKERS, NOTICE:—CORNER, 79 FERT ON TIF-fany st. 75 on 167th, with L 25x100 on Fox st. For dia gram, &c., address J. L. O'BRIEN, 812 Broadway. BARGAIN--TWO NEAT COTTAGES, ALL IMPROVE nents, near 166th st.; cash or instriment plan. CODY, 1,458 3d av.

ATTENTION. BROKERS AND AGENTS!

For sale—Corner 1st av. and

11th st., corner 2d av., and

45d st., corner 2d av., and

11th at., corner 10th av., and

62d st., corner 10th av., and

63d st., corner 10th av., and

63d st., corner 10th av., and

93th st., corner Houlevard, and

115th st., corner Houlevard, and

115th st., corner Houlevard, and

95th st., and three inside Houses. Might exchange,

Owner.

office 414 East 13th at.

A. BEAUTIFUL, FOUR STORY HOUSE, THREE thory extansion, suitable for large family or club; contral location; price about \$45,000; might rent on long close; no agents answered. Address with full name and address, O. G., 350 Harald Uptown.

A.-A.-FOUR STORY BROWN STONE PRIVATE flouse, near 5th av. and 125th st.; \$5,000 below cost; must be sold.

250 SEGEE, 171 Broadway. A SACRIFICE FOR CASH.—FIVE STORY SINGLE Flat. 20x=5x195, all rented, \$2,700; less than cost by 55,000. Address Battualn, Herald office.

A BARGAIN-TWO OF THE BEST PLANNED TENment Houses in New York; might exchange.
SWARTWOUT S CO., 157 East 125th st.

A.-CASH WANTED BY BUILDER-FIVE STORY
Fint, rented for \$3,100; make effer; little cash required.
McMONFGAL & BCKERSON, 1,005 9th av., near 23d.
BUSINESS PROFERTY, TENEMENTS, FLATS,
Dwellings at slaughter prices this weak to realine.
WHITING & HOLT, 45 Ercadway. Dwellings at slaughter prices this weak to realine.

WHITING 4 HOLT, 45 Brondway.

BUILIPERS. ATTENTION --WELL LOCATED LOTS
for cash and with loan. J. J. SCHWARTZ, 50 Liberty st.

REAUTIFUL THREE STORY BROWN STONE. NEAR
125th st., for saic chear. HARSIS, 47 West 40th st.
CORNER PLAY, BELLOW. ATTH ST., GAN BE
bought with \$55,160 cash. Apply owner, 940 26 as.

CHOICE CORNER-FIVE STORY DOUBLE FLATS;
three Stores; bargain. B. D. KEHOE, 81 East 125th at.

1WELLING AND BUSINESS HOUSES, CROSS
streets, 55 and hear 5th av., paging 8 par cent now; must
sail. LUDLOW, DAY, & CO., 54 West 515t.

FILATS AND APARTMENT HOUS. S. FOR SALE, IN
NICH, SIXtanth, Twonty-account wards.

JOHN STEWART, 958 8th av.

THREE STORY BASEMANT BROWN STONE HOUSE. JOHN STEWART, 958 Sth av.
THREE STORY BASEMENT BROWN STONE HOUSE;
modern improvements; price \$10,000. 112 East 112th st.
WHEW! A REAL SACRIFICE ON ACCOUNT OF
death.—Brown stone brick double Flat flarge brick
stable rear!; always rented; over \$1,900 rent; price
\$18,000 to quick buyer. WIDOW, Herald Agency, 1,523
3d av.

WANTED. - A PURCHASION OF THE HOUSE WIll do well to apply at once to SIMON HAYES, 672 Columbus av. OR A THREE STORY SIMON HAYES, 672 Columbus av.

4 STORY AND BASEMENT, ISMONINO, GAS FIXtures, near Central Fack, West, at 94th st, \$264.00
mortrage \$18,600; these story and bessenent, 127th st,
near 5th av., 19x46x100, \$18,000; mortrage \$20,000; for
tory and basement, \$25,000x12, near West End av,
80,000; southwest corner of Madison av. and 92d st, for
story and basement, elegant corner, \$35,000; ne elegan
invaled Mansion, near 5th av., \$70,000; several other
east and west.

STARR & AHERN, 1,000 2d av. OTH AV. CORNER TOTH ST.; EASY TERMS; hyvastors examina. 2d av., 30x1 00; over morigage \$5,000; southeast corner 30b at.

Single Flat, eight rooms, 124th at ; better than private house; your own price. Mausion and 32 Lots, Bayenne; \$12,000; terms to su W. B. DONTHEE, 70 Cedar at.

14TH ST., WEST OTH AV., SOXIOO, TO LEASE short or long term; 68th at, west lith av., 50x100, 12 \$4.800 per lot; 98th at, west Columbus av., single; little cash: low price; principals only. Post office box 2,031, 2534; 81.00K, 97H ST., NEAR both AV., WITH good House, only \$23,000; sine one 21st st., near sth av., \$21,000; also Waverley place, 50x80, only \$31,000; many others. WILLIAM & ROOME, 410 6th av., near 30th st. 57TH ST., 24 ROOMS, FURNISHED; PRIOE \$28,000.
48th, \$15,000. Call for particulars.
HEWITT, 1,504 Broadway.
\$1,000.-HALP CASH. FOR THERE STORY AND hasement House. WAGER & ACKER, 287 Broadway, or JONAS & EOMAIN, 51 West 125th st.

\$14.000.-STORE AND PLATS FOR \$4,000 IF SOON mortgage \$8,000), to close state.
WHITING, 45 Breadway.

BROOKLYN PROPERTY FOR SALE AND TO RENT.

A FOUR STORY AND HARRMENT REDWN STONE corper Dwelling, 22x50x60, in a locality silmost uncausiled for convenience, without objections and promising great future value; besides usual improvements there are two furnaces, two ranges and open Dreplaces with tibed hearth, bardwood cabinet maniels and large mirrors; billiard roam and upstairs daining room have parquet floors and main hall marble floor; woodwork is looked to the continue of the continue of

A GREAT BARGAIN-MACON ST., NEAR SUMME!

av., three story and basement Philadelphia brick front
brown stone basement, stopp and tring contains 11 rooms
and every impressement; formace in sollar, Baltimore
lester in front basement and grate in back room, six
marble washbasins, neighborhood first class, size of
0x100; new vacant; price \$0.250; ES,500 can remain at
two per cent. Apply to F. W. CARRUTHERS, 1.357 Fulon st., Brooklyn. A CHANCE-NEW 256 STORY BROWN STORE Bear Prapect Park; bacdwood trim; casy payments OUTAGON, Herald.

near Prespect Park; bardwood trim; easy payments. OUT AGON, Heraid.

BARGAIN.—THREE STORY SINGLE BEICK FLAT; all improvements; convenient to elevated and horse, cars; flats all let; pays 10 par cent; will be said chean; \$2,000 remain on mortgage. Figiliation RNE & Brilling Stumbers st., New York, and 374 Fulton at, Brocklyn.

BROADWAY PROPERTY, NEAR GATES AVENUE.
"It station.—Will sacrifice three story trick at \$8,500; only \$1,500 cash. W. H. AGRICOLA, 1,450 Broadway.

FOR SALE—HOUSES VERY CHEAP, 277 AND 278 Quincy at, three story and cellar, with all improvements; two story stable in good order; lots 50x10;; also nice Cottage, with all improvements, on sunnyside av. 200 ft, west of Miller av., 37 ft. front, 39 ft, deep; this place should be seen, for its country in the city, where you can see the ocean and have the sea brocce; also measily frishied Cottage on Sucher Island Heights. Apply J. N. SMITH, 230 firesone av., Brocklyn.

FOR SALE—THREE STORY BHILDE HOUSE, 102 Putnam av.; 50,000; ronwed for 4659 per annum.

FOR SALE—THREE STORY BHILDE HOUSE, 102 Putnam av.; 50,000; ronwed for 4659 per annum.

FOR SALE—THREE STORY BHILDER HOUSE, 102 Putnam av.; 50,000; ronwed for 4659 per annum.

FOR SALE—THREE STORY BHILDER HOUSE, 102 Putnam av.; 50,000; ronwed for 4659 per annum. FOR SALE, ON EASY TERMS-SWALL HOUSES I. 8th, 22d and 24th wards, Brooklyn. Inquire room (R), No IF YOU WANT TO

BUY, SELL, RENT OR EXCHANGE REAL ESTATE, don't fall to call on JOHN PULLMAN. 741 Union st., corner 5th av.,

206 7th av., corner 12th st., Brooklyn,

BROOKLYN PROPERTY FOR SALE AND TO RENT. IF THERE IS A COUNTRYMAN IN TOWN, A REGU lar old leather back, who knows a bone from a bustle, a lar old leather back, who knows a bone from a bustle, a home from a honner, let him look at the cemfortable two elery and basement twelve room frame Homa No. 73. Lafayette av., and he will draw out the historical leather wallet and close a contract at once; lot 32x100, house 22x500; three rooms deep; all improvements; price 85,200. Shown only on permit from HAVILAND & SONS, 388 Classon av., 822 Fulton 84.

MY ALISTER'S FOUR HUNDIARD SHOULD NOT miss the opportunity now offered to haspect the elegant new, eight room and bask all light appartments at 303 and 355 Lafayette av.; the scathetic interior decorations are by Hertram Fich, artist; rents 320 to 355, first class tenants only. HAVILAND & SONS, 389 Classon av., 822 Fulton at, Brooklyn.

P.S.—No more vacancies in Johnston's Sixteen.

MIONTAIGUE ST.—FOUR STORY BROWN STONE, suitable for businesse; full lot; \$50,000 ts close estate.

NOTHING EQUAL TO IT THS YEAR NOR LIKELY.

GRO. E. LOVERT & GO., SCIONTS E., BROWLEYS.

NOTHING EQUAL TO IT THIS YEAR NOR LIKELY
to be.—The three story and basement brown stons, No.
il4 Greene av., 20x42x100; 10 rooms and bath; 26,500.
Shown only on permit from HAVILAND & SONS, 286.
Classon av., 982 Fulton st. NEW MODERN HANDSOME DWELLING, 10 ROOMS brown stone; 20x50, lot 100; \$1,000 payment Saken; Sed ford acction; immediate postension.

CONDIOT. 22 Court at., Brooklyn.

NPECIAL

SEGO.—SLENO cash, SLOOD mortgage at five per cent; two Houses on St. Mark's av., three story and basements, brick, 20x36x50; rented for SMS.

SE,000.—Terms and the let 25x100; House 20x40; House 20x40; House 20x40; House 20x40; House 20x40; House 30x60; each, SLOO mortgage at five per cent; Park place, between the and 7th ave., three story and hasement, brown stone; 20x50x100; Hrone and bath'in splendid condition.

\$13,500.—St.50x0 cash, SLOO mortgage at five per cent; three story and hasement, brown stone; 20x50x100; Hrone and bath'in splendid condition.

\$13,500.—St.5x0 cash, SLOO mortgage at five per cent; three story and basement, brown stone; 20x50x100; House 20x50x10; in perfect condition.

\$10x50x50; in perfect condition.

\$10x EXCHANGE.

\$8,500.—Free and clear House on Hawthorn st., Flatback, lot 20x100; House 20x40; 11 rooms, newly painted and deconviced, will exchange for small Houses on Park slope.

STELLE & HERIG, SL 5th av., Brocklyn.

STORE PROPERTY ON PROMINENT DOWNTOWN preinces theroughfare.—Pive story brick, 21x50x112; simest new; fins condition; expenses light; Income carry; rents \$2,100; price \$17,500; cash \$5,000; 46; percent merrgage. GEO. E. LOVETT & CO., 59 Court st.

MILL SELL OR EXCHANGE AT SACRIFICE FOR teed of money, two new, magnificant four story bay windowed brick and terra cotta double cerner Flats, wall outed; all improvements, cabinot, hardwood finish; Nos. 87, 699, 701, 703 Bushwick av, corner Suydam at, beautid, healthful, select neighborhood; 16 minutes to Bridge, eight to ferries, Owner, Dr. PRAEGER, on reanises.

WILL SELL, AT SACRIFICE, FOR NEED OF money, Broadway Lot, No. 1,272, 10x10, worth \$6,000, or \$3,800. Owner, Dr. PRAEGER, 703 Bushwick av., for 83,800. Owner, Dr. PRAEGER, 703 Bushwice av., Breaklyn.

§2,400 GASH, \$4,000 MORTGAGE, WILL BUY A benutiful new three story swall front Philadelphia brick riak 20x50x100, every improvement, between 6th and 7th avx., on Frespect slope; reass \$600 per year. Apply to JOHN PHILMAN, 741 Union st., corner 5th av., branch office, 5365 7th av., corner 12th st., Brooklyn.

\$4,000 GASH, \$7,000 MORTGAGE WILL BUY (GWing to owner being embarrassed) a new four story double stores and flate) brick Business Property on 7th av., all reated, paying \$1,440 per year; 25x55x100; this is a chance for investment funds. Apply at JOHN PULLMAN'S branch effice, 398 7th av., corner 12th st.; main office, 741 Union st., corner 5th av.

\$3.500 CASH, \$5,000 MORTGAGE BUYS, 1F TAKEN this week, a choice 29 story front, full three story rear brown stone House, modern in every particular, one hiele from "L" station, two blocks from Park; this is a bargain.

block from "L" station, two blocks from Park; this is a bargain.

741 Union at, corner 5th av.; branch office, 356 7th av., corner 12th at., Hrookiya.

\$5,700, \$2,500 GASH; RALANCE ON MORTGAGE AT fro per cent; two story and basement high stoop Philadelphia brick private Dewelling, brown stone stoop and triumings; 15 feet wide; nine cocus; all improvements; fixed case order; built four years; situated on Prospects Heights; block and haif from clovated station; good neighborhood; above 5th av., near 3d at.

\$6,000; ONLY \$2,000; BALANCE ON MORTGAGE AT five per cent; all reneed and pays 15 per cent; last one left of the row, three story tribulations are improvement; supp stone tube; rhandoliers; balls and staff of the row, three story tribulations in magnificant, supp stone tube; rhandoliers; balls and staff carpeted; situated on Prospect Heights; coverient to Fifth Avone Elevatod. Apply to HERNY WARD, 327 5th av., near 3d st.; branch office 380 7th av., between 11th and 12th sus, Brooklyn.

\$6,100 - MORTGAGE TO SUIT; RENTED NOW TO

WARD, 227 5th av., near 3d sk; branch office 380 7th av., between 11th and 12th sks. Brooklyn.

\$6,102.—MORTGAGE TO SUIT; RENTED NOW TO desirable tenants 5628 per year; three story brick Flat, every modern improvement; halls and states handsomely carpeted; this can't be heat on Prespect alope. April to JOHN PULLMAN, 741 Union st., corner 5th av., Branch office, 306 7th av., corner 12th st., Brooklyn.

\$7,250.—ONLY \$1,000 CASH BEQUIRED; BALANCE can remain on mortgage at five per cent for a term of years; lwa story and becomen high stoop rock faced trown atoms private Dwelling; nine recens; calines first class neighborhood of the park slope, two blocks from Hith avonus develop the park slope, two blocks from Hith avonus develop the late of the park slope, two blocks from Hith avonus develop the calls trown stone House, IS, 3x45x100; new, hardwood throughout, sanitary plumbing, mainto mirrors, basket grates; a perfect zem; one block from Prospect Park; cannot be duplicated for leas than S5,005. Keys at JOHN PULLMAN SD vanch office, 35th Tth av., corner 12th st., Main office, 741 Union st., corner 5th av., Brooklyn.

\$11,250; GRAND INVESTMENT.—ONLY \$4,250 CASH

WESTCHESTER COUNTY PROPERTY
FOR SALE OR TO LET.

AT NEW ROCHELLE, FOR SALE DESIRABLE new Dwalling Residence, park: 10 rooms; all improvements; lot 60 by 140; price 57,000; two-thirds can remain. Also for rent, desirable Dwallings, all improvements, convaniently situated, from \$400 per year any JOSEPH LAMBDEN.

Lambden Building, New Rochells.

A.-MOUNT VERNON, N. Y.-100 TRAINS DAILY; New York's best and most desirable suburb; Houses for sale from \$4,000 up; and to renk from \$500 up; HENRY WARD, 3275th av., near 3d st., Brooklyn.

WILLIAM H. RICHARDSON, Agent, Yonkers

PULL LINE ELEGANTLY FURNISHED COUNTRY
Seats, Tarrytown, Irvington, Dobbs Ferry and all along
Hudson, \$1,000 to \$5,000 for season.

H. W. NICHOLS, 20 West 14th.

NEW ROCHELLE COTTAGES.

ALL IMPROVEments, rent \$30 to \$75 month, for sale, \$5,000 to \$20,000;
Plots \$450 to \$5,000; excellent locations; good terms,
DAVIDS & FERGUSON, apposite railroad station, New
Rocholic.

DAVIDS & FERGUSON, opposite failroad station, New Rocholie.

NEW ROCHELLE—BEAUTIFUL SHORE PROPERTY. Ingrate and House, 14 rooms, every improvement; barn, private dock, 15 seros, lawn, carden; ansurpassed view of Sound, DAVIDS & FERGUSON, New Rochelle, N. Y. TO LET—IN MOUNT VERNON, LARGE DOUBLE House; 25 rooms; all modern improvements and in particular control of the control of the cardine, house; perfectly adapted for boarding house, and hotel or private Boase; lew rest to responsible party. Owner, 18 East Edits.

TO LEASE—AT EYE, FURNISHED HOUSE, YEAR or longer; city improvements, bath, &c.; near station; stables, large garden and grounds, fruits. West-Chieffer, Bersid office.

PROPERTY OUT OF THE CITY FOR SALE OR TO RENT.

AN INSTITUTION OR SCHOOL WANTING VILlage and country location combined can buy for \$80,000

(cont \$150,000) an alegant brick Mansion, 25 rooms (can make 40); all improvements; perfect order; outbuildings and eight acros; fronts on two avenues; 30 minutes from city; two routes. Apply X. B. Herald effect.

AT NYACK ON HUDSON.—FOR SALE—AN ELE-mant Country Soat, furnished or unfurnished; axterisive frontage; large house, stable, &c. buildings have all city conveniences; heat, water, gas, &c. house decreated; will be seld reasonable to close an estate; terms to suit purchaser. KOCKLANDER, box 316 Herald effect. BATH BEACH, HOTELS, BOARDING HOUSES AND

Cottages to let; Luts for sale in Bath Beach, Hersenschurz and Van Felt Manor, J. N. P. SHIELDS, adjoining Palace Grocery, opposite railroad station.

BATH HEACH, LONG ISLAND.—UOTTAGE, SEVEN rooms, attle and cellar, stanta ou line of proposed electric road, shitable for business purposes; price two themsand deliars. Apply MORRINEY'S Real Estate since, opposite dopot. BARGAIN -F1,200 CASH WILL BUY ELEGANT thate roof House, 12 rooms, near water, half hour from john M ,REID, 245 East 34th st. city.

JOHN M. REID. 245 East 13th 81.

COTTAGES AND BOARDING HOUSES, SELL OR
lease, all points—Jersey coart, Long Island, Connecticut; secure choice now; special facilities at Asbury
Park and Long Branch. Call for list.

HULSE a CO., 291 Broadway.

COTTAGES. BEAUTIFULLY FURNISHED. NEAR
Pavillon Hotel, Islip, Long Island, to lat.

WILLIE COHEN, 176 Broadway.

ELEGANT COUNTRY RESIDENCE IN PICTUR-esque village thirty minutes out in Jursey, WHITING & HOLT, 45 Broadway, WHITING & HOLT, 45 Broadway.

FOR SALE—AT OAKDALE, LONG ISLAND, WITHIN five minutes of and in full view of Great South Bay, near Vanderbilt domain and South Side Sporting Club, a Farmand outbuildings; large frontage on main road; all of farm eligible for cutting up into fine building sites.

TAYLOR & PALMER, 70 Court at., Brocklyp.

FAILOR & FALSEE, 70 Court St., EFORETH,
With front of 2,000 feet on Great South Bay, 80 acros of
fine lovel Land; large double Dwelling, 20 rooms, exten-sions, piezes, &c., barns and outbuilding; house ne-commodates 30 boarders; not surpassed as an opportu-nity for cutting up inte plots for villa residences.

TAYLOR & PALMER, 70 Court st., Breekiyn. FATLOR & FARMER, O'CHESTS, BESTELL FOR SALE AT TENAFLY, N. J.-RESIDENCE OF Inte David H. Olideralesee; fine views; healthy; house local buildings; Interest large garden; small fruits vineyard; pears, peaches, elseries, appies; Jersoy cows. horses, carriages; immediate possession. Address OWSER, 104 Montague at., Brooklyn.

FOR SALE OR EXCHANGE—COUNTRY SEAT AND Farm, Fassale township, M. J.: 125 acres; two now queen Anno cottages; all improvements; farm house, creathones, cottages; all improvements; farm house, creathones, condition, touch house, stable, barn, &c. in perfect condition.

FOR SALE, ASBURY TARN, N. J.—DESTRABLE 24 room House, with stable, near beach, very reasonable. Address D. JOHNES, 550 Bridge st., Brecklyng.